



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, JANUARY 21, 2009

The Commission was called to order at 7:01 p.m. by Chair Kurrasch.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Ganley, Gormley, Pratt, Schlueter and Chair Kurrasch

Absent: Commissioner Balde and Trujillo

2. CONSENT CALENDAR

Commissioner Schlueter asked that item 2F be pulled. Commissioner Pratt moved acceptance of the Consent Calendar except for item 2-F. Commissioner Schlueter seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held December 17, 2008. Minutes were accepted.

*2-B. Draft Minutes of the Board of Commissioners Regular Meeting held January 6, 2009. This report was for information only.

*2-C. Budget Variance Report. This report was accepted.

*2-D. Annual Review of Investment Policy. The Housing Commission accepted the report on the Investment Policy.

*2-E. Authorize Destruction of Records. The Housing Commission authorized the Executive Director to dispose of the attached list of public records in accordance with Housing Authority policy.

2-F. Amending the Esperanza Flat Rent Policy. Executive Director Pucci stated housing authorities are allowed to set flat rents at public housing complexes like Esperanza. A flat rent is near market rate. Tenants are given the choice to pay a flat rent or income-based rent. For tenants with increased incomes it may be less expensive for them to pay the flat rent rather than income-based rent. Other tenants could choose flat rent because their income fluctuates over the year and the flat rent could be the same or less than the income-based rent. This amendment would allow tenants to switch back to an income based rent if the Housing Authority increased flat rents. Previously the policy would not have allowed them to do so and the Housing Authority did not want to penalize the tenant. Commissioner Gormley moved the Housing Commission adopt the proposed change to the flat rent policy. Commissioner Schlueter seconded. Motion carried unanimously.

3. AGENDA

3-A. Audit Report for Fiscal Year Ending June 30, 2008. Executive Director Michael Pucci introduced the Housing Authority's auditor; Mr. Wallace Rowe of Wallace Rowe and Associates. Mr. Pucci stated the Housing Authority has a clean audit and is in good financial condition.

Mr. Rowe discussed the audit report and questions were fielded and answered.

Commissioner Schlueter moved the Housing Commission recommend the Board of Commissioners accept the audit report for the fiscal year ending June 30, 2008. Commissioner Pratt seconded. Motion carried unanimously.

- 3-B. Adopting a policy to Affirmatively Further Fair Housing in the Section 8 HCVP; and Adopting an additional local selection preference; and Adopting a Code of Conduct to support the AHA application to the U.S. Department of Housing and Urban Development for the Section 8 Family Unification Program. Mr. Pucci met with the Alameda County Department of Social Services. Their family services program explained the need for Family Unification vouchers. These vouchers are needed for families who have had their children taken from them or for foster children that have aged-out of the foster care program. In preparing the Housing Authority's application there are three things that must be completed: 1) to insert into Housing Authority policy language HUD is requiring for Affirmatively Further Fair Housing 2) additional local selection preference which means anyone who is qualified through the program at the Alameda County Department of Social Services. Mr. Pucci gave examples of those who could qualify including parents who have completed required programs, disabled children, and aged-out foster youth including those with babies and, 3) a Code of Conduct to support the Housing Authority's application to the U.S. Department of Housing and Urban Development for the Section 8 Family Unification Program.

Commissioner Ganley moved the Housing Commission adopt a:

1. Policy to Affirmatively Further Fair Housing in the Section 8 HCVP;
2. Additional local selection preference; and a
3. Code of Conduct to support the AHA application to the U.S. Department of Housing and Urban Development for the Section 8 Family Unification Program

Commissioner Gormley seconded. Motion carried unanimously.

- 3-C. Recommending to the Board of Commissioners to Adopt a Resolution Approving a Legally Binding Agreement for a Homeless Accommodation at the North Housing Parcel. Mr. Pucci said last February the Housing Authority submitted an application to the Alameda Reuse and Redevelopment Authority (ARRA) for 120 units at North Housing. The application was reviewed by ARRA and it was recommended for the Housing Authority to resubmit for 90 units on nine acres. Once there is a legally binding agreement (LBA), which details the terms on acquiring the property and how the homeless will be accommodated on the property, HUD will review. If HUD is in agreement, the legally binding agreement is given to the Navy for their approval. Only then can the housing units and property be transferred to the Housing Authority. The Housing Authority is also working with Building Futures for Women and Children (BFWC) that runs the Midway shelter and other homeless programs at Alameda Point including Bessie Coleman Court and the Alameda Point Collaborative (APC) which has responsibility for 200 other units on the old Navy base. The Housing Authority, BFWC, and APC will be the Providers and the Housing Authority's partners in this endeavor. The BFWC and APC will be the service providers, providing training and other services needed by the homeless. There will be a separate Memorandum of Understanding (MOU) for the relationship with the Housing Authority and the two non-profits. The Housing Authority, BFWC, and APC will enter into the LBA with ARRA for transfer of the property which must be approved by HUD.

Commissioner Pratt asked if 12 groups were interested in the property. Mr. Pucci responded four or five submitted applications.

Commissioner Schlueter asked which agency requested the reduction of units. Mr. Pucci responded ARRA because they thought it would be the best type of development for the over-all development in conjunction with the Navy auctioning off the balance of the property. ARRA understands enough property must be available for a master developer to build roads and infrastructure to support all developments. Mr. Pucci said the total is about 300 units and the Housing Authority's plan is to demolish 90 units and rebuild.

Mr. Pucci said financing is still in the future but currently funding is expected to come primarily from low-income tax credits. It may be difficult to fund because of the state of the economy. It may be another year before HUD and the Navy agree to transfer the property and several more years before the Navy auctions the property. Once the master developer completes the backbone infrastructure of the streets, sewers, etc. then the Housing Authority has 36 months to commence the development. This should be a three year process but planning needs to begin soon. There will be empty buildings that will be an attractive nuisance and they will need to be demolished. The planning process should start to ensure that eventually building will occur. The other provision is if the developer decides to buy-out the units and relocate the project to another part of the Naval Air Station.

Commissioner Schlueter moved the Housing Commission recommend to the Board of Commissioners to adopt a resolution approving a form of legally binding agreement for a homeless accommodation at the North Housing Parcel. Commissioner Pratt seconded. Motion carried unanimously.

4. ORAL COMMUNICATIONS

Speaker Jude Bullock, 743-A Eagle Avenue, said neighbors have questions about why their rent went up, they are on SSI and the rent increased \$40.00-\$62.00 more in rent. He also talked about the problem with disabled parking and asked that it be re-addressed. He talked about re-inspections and how two people came in, a man with a book and a man who was talking. The one talking had the man with the book write down the things that should be done in the unit. When they finished they asked if there was anything else, he said no. After they finished he realized he didn't address the problems in the unit until later; broken toilet, door jammed, buzzing sound. He feels someone should provide a paper to the tenants to describe what needs to be fixed. He asked for improvements. He asked about community access to Independence Plaza. Mr. Pucci stated the Library may provide community access or the recreation center. Mr. Pucci advised Mr. Bullock to contact the parks department and library. Mr. Bullock asked for a copy of the January 21, 2009 minutes. Mr. Pucci explained the minutes will be available Friday, February 13, 2009 and for Mr. Bullock to contact his secretary.

5. COMMISSIONER COMMUNICATIONS

Commissioner Pratt talked about Section 8 rental unit availability and referred to a rental market article in the Chronicle. She said maybe there will be more available units on the market.

Commissioner Gormley attended the Town Hall meetings.

Chair Kurrasch said the Town Hall meetings have been good and the next one is January 27th at 6:30pm.

Mr. Torrey discussed a City Council meeting and budget workshops.

6. ADJOURNMENT

Chair Kurrasch adjourned the meeting for a moment of silence in memory of Betty Sewell, Resident Manager at Independence Plaza for many years.

Mr. Hammond, Independence Plaza resident, spoke highly of Betty Sewell. Mr. Pucci explained the interim arrangements with volunteers filling in as Resident Manager. He went on to say there may be a candidate for the position. Mr. Hammond said the position takes tact and hopes to get the best possible replacement. Mr. Pucci explained there were 60 applications and they were screened down to two candidates. Mr. Hammond said there were still some people at Independence Plaza that were unaware of Betty's passing and he requested notices be sent to residents.

There being no further discussion, Chair Kurrasch adjourned the meeting at 8:05 p.m.

Arthur A. Kurrasch, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary